

SPECIAL ECONOMIC PROBLEMS

Aside from available labor force, amenities and wage rates, availability of land for industry is a major issue for local economic development. This pertains to industries and business firms located in or potentially interested in the area. Among the significant types of public policy and action which bear upon this matter are planning, zoning and subdivision control which Elizabethtown shall have, provision of highway access and utility services which Elizabethtown already has, and other aspects of local government. Industries generally work out their own arrangements for needed transportation and utility facilities, but sites should be economical for development of highway access, power, water, etc. Effective zoning and subdivision regulations that will follow this study should be enacted to protect industrial land areas from encroachment or interference by conflicting land use types or vice versa. Some industries will require a large tract of land for single-company use. The campus-park development may be more attractive; for example, the Veeder-Root industrial complex. In order to appeal to many types of industrial prospects, Elizabethtown should be in a position to offer a variety of location possibilities.

A more pronounced problem Elizabethtown should guard against is the displacement of workers when work force is reduced. Displacement hits hardest in communities where unemployment is already high. In Elizabethtown unemployment is higher than that of the state and the nation, but this is not a formidable obstacle. Older workers and unskilled workers, however, have greater difficulty in finding new jobs within the community and without. "Retraining on a 'crash' basis is likely to benefit only a minority of employees in a situation involving middle-aged individuals who have limited formal education to start with."*

* Progress Report, Automation Committee, AFL-CIO, September, 1959, p. 7.